138.0	0003	0014.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,213,200	/	1,213,200
USE VALUE:	1,213,200	/	1,213,200
ASSESSED:	1,213,200	/	1,213,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
54		PLEASANT VIEW RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MARSH CHRISTOPHER &
Owner 2:	MARSH NATALIE
Owner 3:	
Street 1:	54 PLEASANT VIEW ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DOLAN DAVID D & SARA Q -
Owner 2:	-
Street 1:	51 ROBIN HOOD ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .157 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1946, having primarily Clapboard Exterior and 2688 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6847.000	650,300		562,900	1,213,200
Total Card	0.157	650,300		562,900	1,213,200
Total Parcel	0.157	650,300		562,900	1,213,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 451.34 | /Parcel: 451.34

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 88611

GIS Ref

GIS Ref

Insp Date 11/04/17

!10683!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 138.0-0003-0014.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	650,300	0	6,847.	562,900	1,213,200		Year end	12/23/2021
2021	101	FV	633,000	0	6,847.	562,900	1,195,900		Year End Roll	12/10/2020
2020	101	FV	633,100	0	6,847.	562,900	1,196,000	1,196,000	Year End Roll	12/18/2019
2019	101	FV	462,900	0	6,847.	594,100	1,057,000	1,057,000	Year End Roll	1/3/2019
2018	101	FV	450,200	0	6,847.	437,800	888,000	888,000	Year End Roll	12/20/2017
2017	101	FV	450,200	0	6,847.	419,000	869,200	869,200	Year End Roll	1/3/2017
2016	101	FV	306,400	0	10,715.	459,700	766,100	766,100	Year End	1/4/2016
2015	101	FV	294,400	0	10,715.	385,600	680,000	680,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:11:01

LAST REV

Date	Time
06/08/21	12:26:28
mmcmakin	

PAT ACCT. 10683

USER DEFINED

Prior Id # 1:	88611
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DOLAN DAVID D &	67847-182		8/19/2016		1,100,000	No	No		
SINCLAIR ROBERT	65878-207		8/7/2015	Mult Lots	800,000	No	No		
	12460-147		6/21/1973		47,500	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/26/2016	86	Addition	155,000		1/26/2016			garage addition wi

ACTIVITY INFORMATION

Date	Result	By	Name
11/4/2017	Inspected	BS	Barbara S
9/1/2017	MEAS&NOTICE	HS	Hanne S
8/16/2016	External Ins	DGM	D Mann
7/6/2016	Permit Visit	DGM	D Mann
2/25/2009	Meas/Inspect	372	PATRIOT
11/9/1999	Meas/Inspect	263	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6847		Sq. Ft.	Site		0	90.	0.91	10									562,871						562,900	

Total AC/HA:	0.15719	Total SF/SM:	6847	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	562,871	Spl Credit		Total:	562,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	16 - Stone Vene	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1946	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.12297297
Const Adj.:	0.99148500
Adj $ / SQ:	155.878
Other Features:	132943
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	681684
Depreciation:	31357
Depreciated Total:	650326

COMMENTS

See Plan # 756 of 2016 land area decreased.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB 1

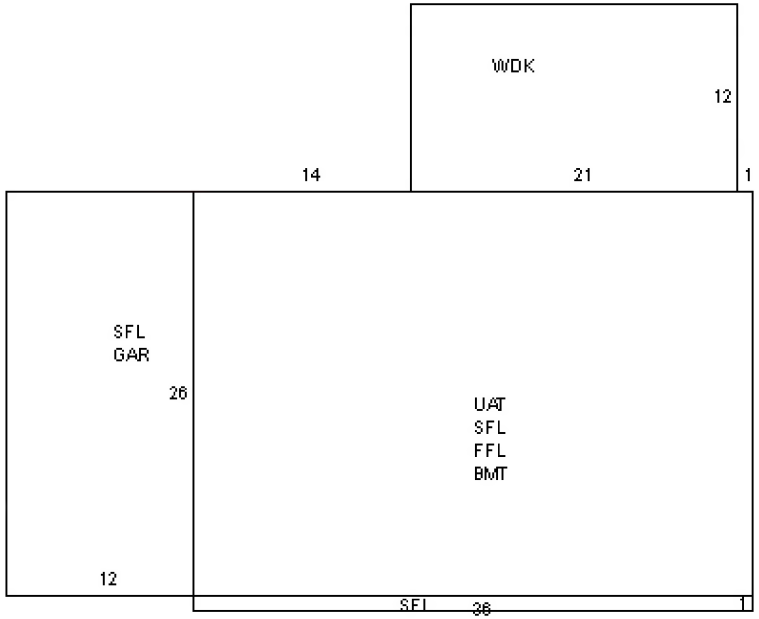
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	188.61
Special Features:	0	Val/Su Net:	164.47
Final Total:	650300	Val/Su SzAd	292.93

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,284	155.880	200,147
BMT	Basement	936	64.300	60,184
FFL	First Floor	936	155.880	145,901
GAR	Garage	312	22.820	7,119
WDK	Deck	252	9.880	2,491
UAT	Upper Attic	234	62.350	14,590
	Net Sketched Area:	3,954	Total:	430,432
Size Ad	2220	Gross Area	4656	FinArea 2688

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

138.0-0003-0014.A

IMAGE

AssessPro Patriot Properties, Inc